159.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,700 / 669,700
					USE VALUE:	669,700 / 669,700
					ASSESSED:	669,700 / 669,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC LANE STEPHEN P & JANET/TR
Owner 2:	2014 JANET MCLANE TRUST
Owner 3:	
Street 1:	25 STICKNEY TERR
Street 2:	C/O BOX 321
Twn/City:	HAMPTON
St/Prov:	NH Cntry: Own Occ: N
Postal:	03843 Type:

PREVIOUS OWNER

Owner 1:	MC LANE STEPHEN P/JANET -
Owner 2:	-
Street 1:	86 PINE HILL ROAD
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	249,700		420,000	669,700
Total Card	0.138	249,700		420,000	669,700
Total Parcel	0.138	249,700		420,000	669,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.51 | /Parcel: 385.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105585
GIS Ref:
GIS Ref:
Insp Date: 06/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,700	0	6,000.	420,000	669,700	669,700	Year End Roll	12/18/2019
2019	101	FV	207,600	0	6,000.	420,000	627,600	627,600	Year End Roll	1/3/2019
2018	101	FV	206,300	0	6,000.	354,000	560,300	560,300	Year End Roll	12/20/2017
2017	101	FV	206,300	0	6,000.	324,000	530,300	530,300	Year End Roll	1/3/2017
2016	101	FV	206,300	0	6,000.	276,000	482,300	482,300	Year End	1/4/2016
2015	101	FV	201,100	0	6,000.	240,000	441,100	441,100	Year End Roll	12/11/2014
2014	101	FV	201,100	0	6,000.	222,000	423,100	423,100	Year End Roll	12/16/2013
2013	101	FV	201,100	0	6,000.	211,200	412,300	412,300		12/13/2012

!12400!

PRINT

Date	Time
12/11/20	02:29:31

LAST REV

Date	Time
07/30/19	10:34:54
jorourke	
12400	

USER DEFINED

Prior Id # 1:	105585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LANE STEPHEN	64739-335		12/31/2014	Convenience	99	No	No		
MC LANE TERESA	44155-162		11/23/2004	Family	210,000	No	No		
	8232-403		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2017	958	Wood Dec	18,426	C				
12/5/2013	1772	Re-Roof	10,450	C				
8/29/2006	723	New Wind	5,380					

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2019	Mail Update	JO	Jenny O
6/12/2018	MEAS&NOTICE	BS	Barbara S
2/6/2014	Info Fm Prmt	EMK	Ellen K
3/17/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
12/1/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97020197
Adj $ / SQ:	163.722
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339224
Depreciation:	89555
Depreciated Total:	249669

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

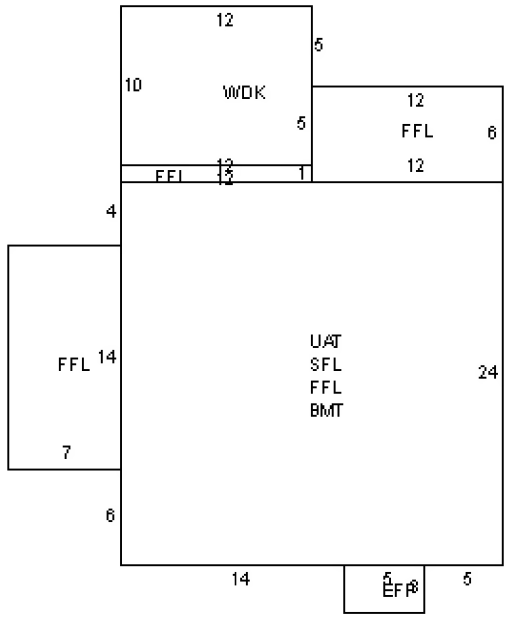
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.72
Special Features:	0	Val/Su Net:	114.07
Final Total:	249700	Val/Su SzAd	187.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	758	163.720	124,101
BMT	Basement	576	71.460	41,164
SFL	Second Floor	576	163.720	94,304
UAT	Upper Attic	144	65.490	9,430
WDK	Deck	120	13.910	1,669
EFP	Enclos Porch	15	70.440	1,057

Net Sketched Area:	2,189			Total:	271,725
Size Ad	1334	Gross Are	2621	FinArea	1737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	